



Promoting the wise use of land

**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**SUBDIVISION REVIEW BOARD**

MEETING DATE February 2, 2015	CONTACT/PHONE Schani Siong (805) 781-4374 ssiong@co.slo.ca.us	APPLICANT Toni and Ron Mesecher	FILE NO. CO 13-0105 SUB2013-00065
SUBJECT Hearing to consider a request by <b>TONI &amp; RON MESECHER</b> for a Tentative Parcel Map (CO13-0105) to subdivide an approximately 57,558 square foot parcel into two parcels of 45,653 and 11,905 square feet each (with associated road, drainage and utility improvements). The purpose of the Parcel Map is to allow separate ownership of two existing residences. The proposed project site is within the Residential Single Family land use category and is located at 1351 Ramona Avenue, approximately 500 feet west of South Bay Boulevard, in the community of Los Osos. The site is in the Estero planning area.			
RECOMMENDED ACTION Approve Tentative Parcel Map CO 13-0105 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class 15 Categorical Exemption (Section 15315) was issued on December 31, 2014 (ED14-150)			
LAND USE CATEGORY Residential Single Family	COMBINING DESIGNATION Archeologically Sensitive Area, Local Coastal Plan	ASSESSOR PARCEL NUMBER 074-271-013	SUPERVISOR DISTRICT(S) 2
PLANNING AREA STANDARDS: El Moro Area, Los Osos Lowland Area Drainage Plan Required			
LAND USE ORDINANCE STANDARDS: 23.04.028 - Subdivision Design Standards (Residential Single Family)			
EXISTING USES: Two single family residences			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Single Family /Residences <i>South:</i> Residential Suburban / Residences <i>East:</i> Residential Suburban / Residences <i>West:</i> Residential Single Family/Residences			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Los Osos Advisory Council, Public Works, Environmental Health, County Parks, Los Osos Community Services District, Coastal Commission			
TOPOGRAPHY: Fairly flat to gently sloping		VEGETATION: Grasses, ornamental landscaping, oaks	
PROPOSED SERVICES: Water supply: On-site Well Sewage Disposal: On-site Septic System Fire Protection: Los Osos CSD		ACCEPTANCE DATE: November 26, 2014	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

## ORDINANCE COMPLIANCE

### *Minimum Parcel Size*

Section 23.04.028 of the Land Use Ordinance establishes standards for determining minimum parcel sizes in the Residential Single Family land use category. The standards are based on the type of access serving the property, the topography of the site, and the type of sewage disposal. Minimum parcel size is based on the largest parcel size as calculated by tests.

The two residences on the existing parent parcel are served by the Los Osos Community Services District community water system and waste water disposal is by individual septic tanks. The tentative parcel map will be required (through the conditions of approval) to have both resulting parcels connected to community sewer and community water systems prior to recordation of the final parcel map. The Land Use Ordinance compliance review is based on future connection to community sewer and water systems.

*Staff comment: Proposed Parcel 1 at 43,560 square feet will meet the minimum requirement of 6,000 square feet, and Parcel 2 at 11,905 square feet will also meet the minimum requirement of 6,000 square feet when connected to the future Los Osos community sewer as required by the conditions of approval.*

TEST	STANDARD	MINIMUM PARCEL SIZE
Access	Located on local streets (Ramona Avenue and Mountain View Avenue)	6,000 square feet
Slope	Average slope is between 0 -15% (Outside GSA)	6,000 square feet
Sewer	(Parcel 2) Community sewer	6,000 square feet
	(Parcel 1) Community sewer	6,000 square feet

### *Quimby Fees*

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation. *Staff comment: The project is conditioned to pay the required fees.*

### *Inclusionary Housing Fees*

Title 29, the Affordable Housing Fund, establishes an in-lieu fee to create a fund that would help to meet, in part, the housing needs of the County's very low, low, moderate income and workforce households. Section 22.12.080 of Title 22, the Land Use Ordinance, describes the options the applicant may choose to satisfy the requirement. *Staff comment: The project results in only one new parcel and will not be subject to this fee.*

### *Design Standards*

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

## PLANNING AREA STANDARDS

***El Moro Area: Lot Coverage*** - Maximum lot coverage permitted on a single 25 foot lot is 60%; lots of 6,000 square feet or more are permitted 40% coverage, excluding patios, driveway, walks, etc. *Staff comments: Both proposed parcels 1 and 2 have existing residences and they are compliant with the maximum lot coverage permitted.*

***Los Osos Lowland Area Drainage Plan Required*** - In areas designated, all land use permit applications for new structures or additions to the ground floor of existing structures shall require drainage plan approval pursuant to Coastal Zone Land Use Ordinance Sections 23.05.040 et seq. unless the County Engineer determines that the individual project site is not subject to or will not create drainage problems. *Staff comments: This project falls in the designated drainage review area and is conditioned to submit a drainage plan to Public Works for review and approval.*

## COMBINING DESIGNATIONS:

### **Section 23.07.120: Local Coastal Program**

The project site is located within the California Coastal Zone as established by the California Coastal Act of 1976, and is subject to the provisions of the Local Coastal Program.

### **Section 23.07.104(b): Archaeologically Sensitive Areas**

The project site is located within a mapped Archaeologically Sensitive Area.

*Staff comment: The project consists of existing residences and does not include any proposed development on the newly created parcels. The project is conditioned to provide archeological site survey report when future development is proposed.*

## COMMUNITY ADVISORY GROUP COMMENTS

No comments received.

## AGENCY REVIEW

**Public Works** - Provided recommended conditions of approval for road improvements, improvement plans, drainage and fees.

**Environmental Health** – Preliminary health clearance letter issued on January 24, 2014

**County Parks** – No comments received.

**Los Osos Community Services District (Water)** – The District issued a preliminary intent to serve letter (December 10, 2013) for the proposed project.

## LEGAL LOT STATUS:

The existing parent parcel was legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Schani Siong and reviewed by Terry Wahler, Senior Planner.